

# Opposition to Normandy Tower up-zoning

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City Clerk Agenda

To: Paden, Liza <lpaden@cambridgema.gov>; City Council <CityCouncil@CambridgeMA.GOV>;

Cc: Lopez, Donna <dlopez@cambridgema.gov>;

Please enter into the public record:

## WHAT NOT TO DO

Once again, and rather continuously the past few years, developers are dictating the direction of the development of our city.

Tonight at the City Council and tomorrow at the Planning Board, our current leaders have the opportunity to begin to turn things around. Act on this by denying the Twinings proposal!

## WHAT TO DO

I spent my Saturday in the bowels of a Harvard library reading about John Nolen's (Knights Garden designer) classes, treatises, presentations and books on master planning and the role of citizens in both creating and disseminating a comprehensive master plan (in the early 1900's). He was the first true city planner, admired and referred to internationally and he worked in Cambridge, helping our city plan school yards, parks, buildings. He was right on point and more relevant now than ever. Maybe our city councillors, CDD staff, city manager, arborist and parks department, zoning department, CHC, school and human service departments, traffic and parking and MBTA should all read these documents. Nolen said a master plan involves ALL these plus the citizens who live here and the families and tourists who chose to visit here, including the businesses who settle here. All have a shared responsibility and stake. Developers should respond to city needs, not the other way around. Driving the prices up and eliminating vital neighborhood services by upping the value of the square foot is driving families and stable residents out. I am sick of those who think we are anti-development because we oppose a bad plan. We are pro-thoughtful, comprehensive, and forward-thinking development. We have tried to trust and vote for the leadership that will also exhibit these goals. Boston was able to do this with the Dudley Square redevelopment, with a resulting development (Bollings Building) that is exemplary and benefits the community.

I deeply support a Charrette process that studies what is left to develop and defines precisely what is needed. Charrette involves citizens from day one, **before** the developer designs. The Carlone and Nazeem alternative is feasible, and could be an example for developers coming here to make a quick buck. Zoning was developed expressly to ensure that our interests and that of a liveable city are represented in all development, public and private. Mega developers have been making mincemeat of these regulations via special permitting, spot zoning, and other tactics and enticements.

We cannot accept buildings like Twinings, nor like the two Quinn buildings in Harvard Square that diminish the significance and beauty of our first and most important epicenter,

nor all the others going up willy nilly this year. We have a great opportunity to get good design for vital uses. Let's hold developers accountable too!

This is an election year. Your choices will count.

Sincerely,  
Costanza Eggers

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Costanza